

LINDA LINGLE
GOVERNOR



STATE OF HAWAII
DEPARTMENT OF TRANSPORTATION
869 PUNCHBOWL STREET
HONOLULU, HAWAII 96813-5097

BRENNON T. MORIOKA
DIRECTOR

Deputy Directors
MICHAEL D. FORMBY
FRANCIS PAUL KEENO
BRIAN H. SEKIGUCHI
JIRO A. SUMADA

IN REPLY REFER TO:

Board of Land and
Natural Resources
State of Hawaii
Honolulu, Hawaii

ISSUANCE OF LEASE
U.S. FEDERAL AVIATION ADMINISTRATION
AIRPORT TRAFFIC CONTROL TOWER
KONA INTERNATIONAL AIRPORT AT KEAHOLE

HAWAII

APPLICANT:

U.S. Federal Aviation Administration (FAA)

LEGAL REFERENCE:

Section 171-11 and 171-95, Hawaii Revised Statutes, as amended.

LOCATION AND TAX MAP KEY:

Portion of Kona International Airport at Keahole, Island of Hawaii, identified by
Tax Map Key: 3rd Division – 7-3-43

ZONING:

State Land Use District: Urban
County of Hawaii CZO: Industrial (MG1a)

LAND TITLE STATUS:

Section 5(b), Hawaii Admissions Act: Ceded
DHHL, 30% entitlement lands: No

CURRENT USE STATUS:

Airport and aeronautical uses.

CHARACTER OF USE:

Construction, operation, and maintenance of a replacement Airport Traffic Control Tower.

AREA:

The Airport Traffic Control Tower requires a land area of approximately 313,600 square feet or 7.199 acres. In addition, three utility easements: Easement 1 – 1.264 acres
Easement 2 – 2,643 sq. ft.
Easement 3 – 1.128 acres

TERM:

The lease shall have a term of forty (40) years.

COMMENCEMENT:

The lease shall commence upon execution by the Director of the Department of Transportation.

RENT:

Gratis for the lease in accordance with the terms of the Grant Assurances from the FAA.

CHAPTER 343, HRS-ENVIRONMENTAL ASSESSMENT:

The FAA shall be responsible for compliance with Chapter 343, HRS, as amended.

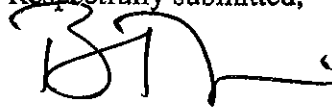
REMARKS:

The FAA has requested a lease to construct a replacement Airport Traffic Control Tower. The Department of Transportation (DOT) is obligated under the Grant Assurances to furnish, without cost to the FAA, sites for use in connection with air traffic control, air navigational activities, weather-reporting and communication activities related to air traffic control. DOT, in the public interest, has no objections in giving the FAA a long term lease.

RECOMMENDATION:

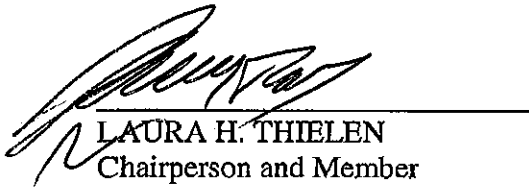
That the Board approve the issuance of a direct lease to the FAA subject to: (1) the terms and conditions hereinabove outlined, (2) such terms and conditions as may be prescribed by the Director of Transportation to best serve the interests of the State; and (3) review and approval of the Attorney General's office as to the lease form and content.

Respectfully submitted,



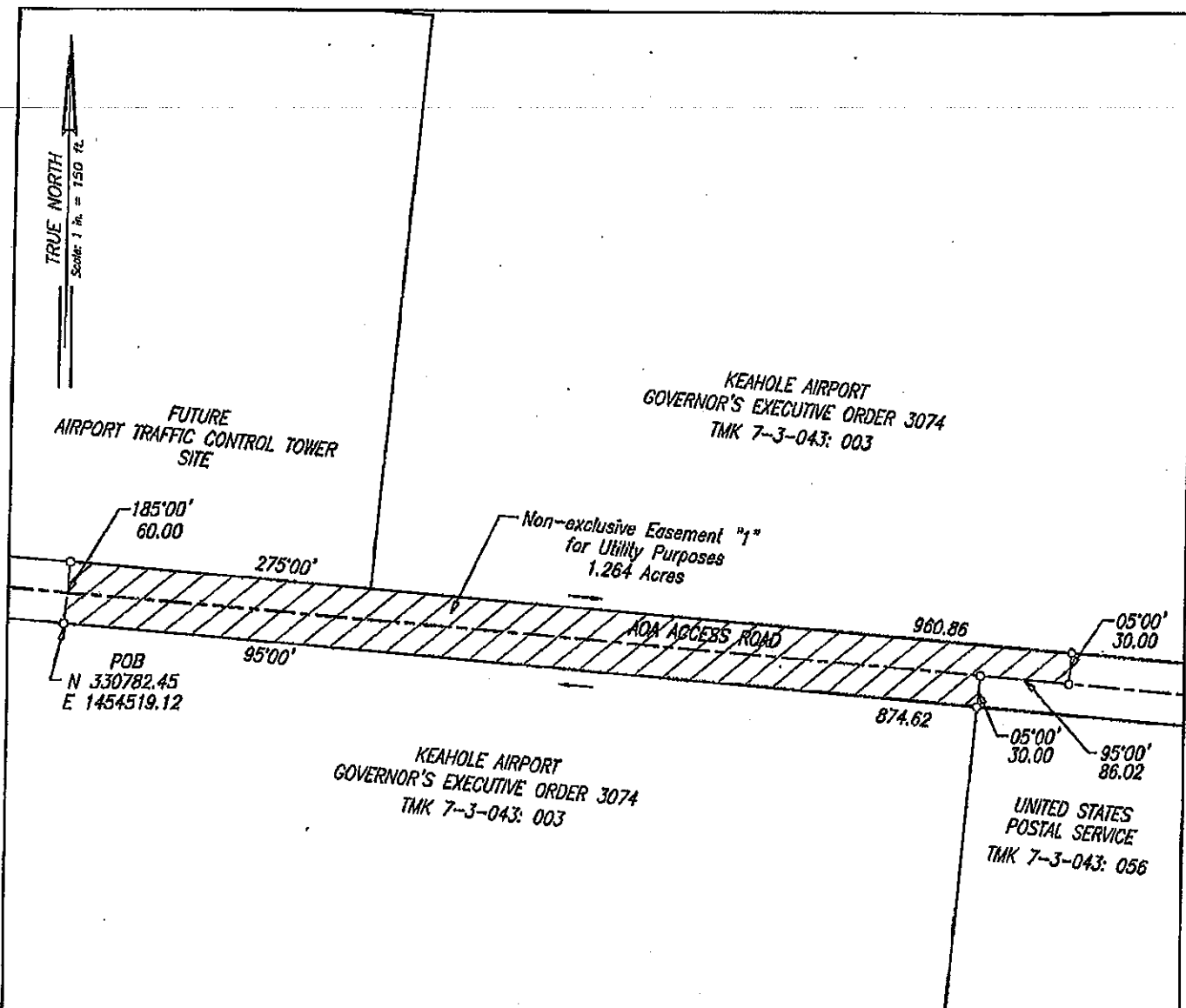
BRENNON T. MORIOKA, Ph.D., P.E.
Director of Transportation

APPROVED FOR SUBMITTAL:



LAURA H. THIELEN
Chairperson and Member

1. Azimuths and Coordinates are referred to NAD 83
2. Owners of adjoining lands as shown on map are from available records filed at the Real Property Tax Mapping Branch, Hamilton State Plane Coordinate System, Zone 1, NAD83
3. Map is compiled from records received from Kona International Airport Engineering Department.
4. Easements are NAD83 referred to survey performed by CH2M HILL, for State of Hawaii, Department of Transportation of Kona Airport Aerial Mapping, Job No. 336706, dated March 22, 2006.
5. Dates of Survey: November 24 & 25, 2003



NON-EXCLUSIVE EASEMENT "1" FOR UTILITY PURPOSES

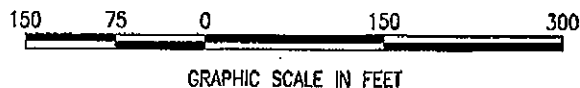
AFFECTING KEAHOLE AIRPORT,
GOVERNOR'S EXECUTIVE ORDER 3074
KONA INTERNATIONAL AIRPORT AT KEAHOLE
HAMANAMANA, NORTH KONA, ISLAND OF HAWAII, HAWAII
TAX MAP KEY: (3RD DIV.) 7-3-043: portion 003

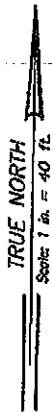


M & E Pacific, Inc.

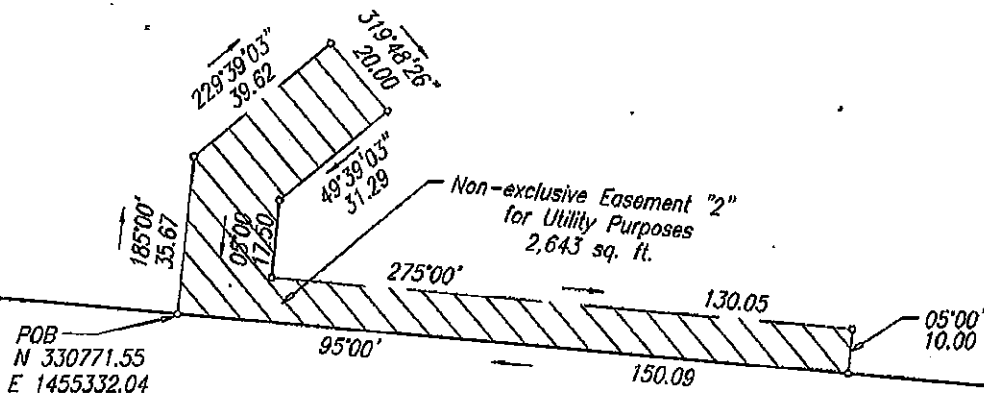
Roy G. Hollowell
Licensed Professional Land Surveyor
Certificate No. 12741 Exp. 4/30/10

100 Paohi Street
Hilo, Hawaii 96720
July 1, 2009





Keahole Airport
Governor's Executive Order 3074
TMK 7-3-043: 003



AOA ACCESS ROAD

Keahole Airport
Governor's Executive Order 3074
TMK 7-3-043: 003

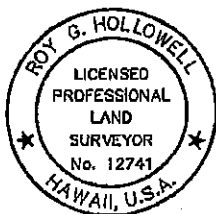
UNITED STATES
POSTAL SERVICE
TMK 7-3-043: 056

NON-EXCLUSIVE EASEMENT "2" FOR UTILITY PURPOSES

AFFECTING KEAHOLE AIRPORT,
GOVERNOR'S EXECUTIVE ORDER 3074
KONA INTERNATIONAL AIRPORT AT KEAHOLE

HAMANAMANA, NORTH KONA, ISLAND OF HAWAII, HAWAII
TAX MAP KEY: (3RD DIV.) 7-3-043: portion 003

M & E Pacific, Inc.

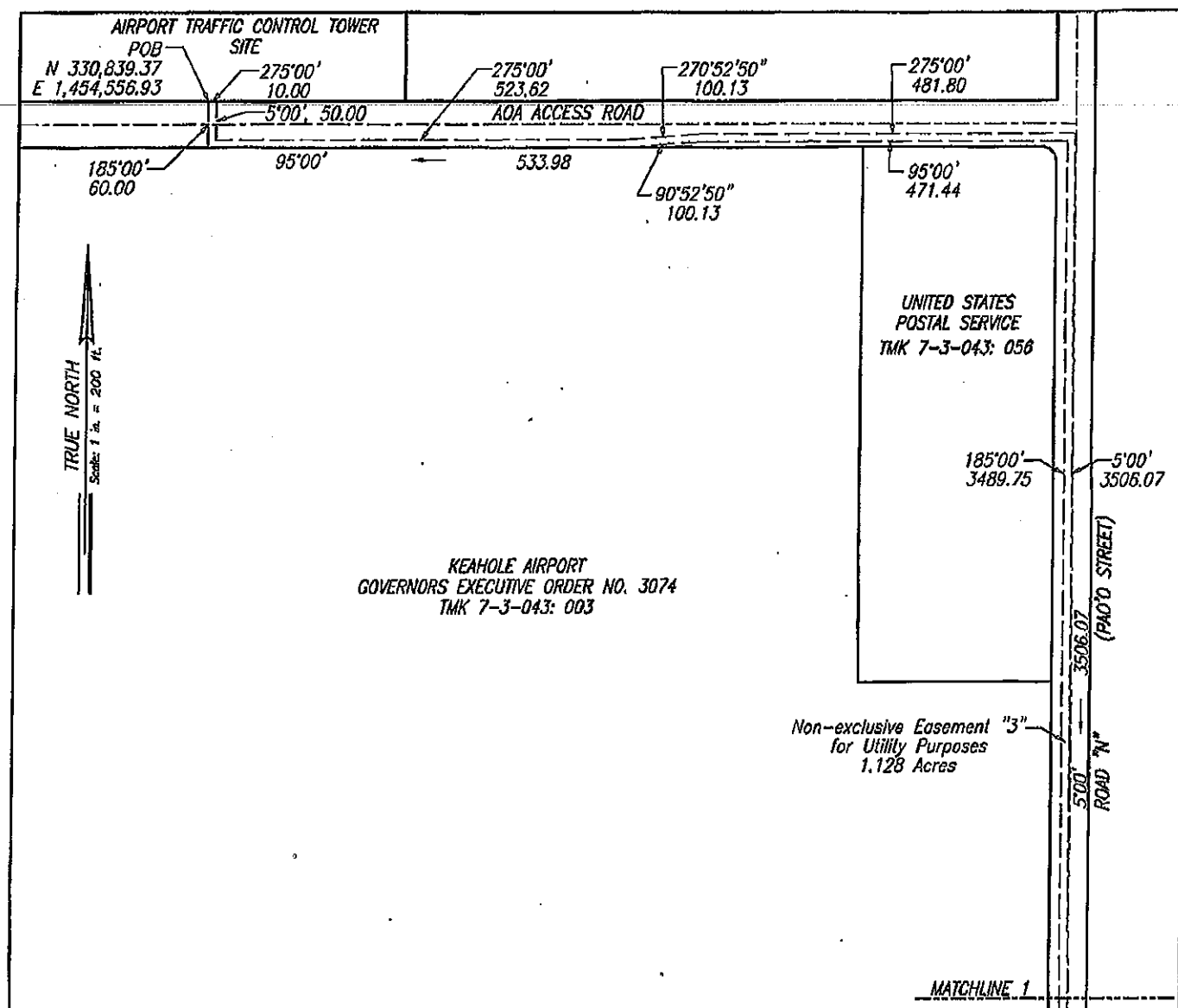


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June 30, 2009



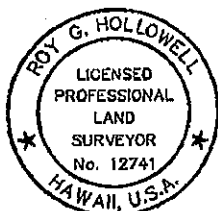
GRAPHIC SCALE IN FEET



**NON-EXCLUSIVE EASEMENT "3" FOR UTILITY PURPOSES
 AFFECTING KEAHOLE AIRPORT,
 GOVERNOR'S EXECUTIVE ORDER 3074
 KONA INTERNATIONAL AIRPORT AT KEAHOLE**

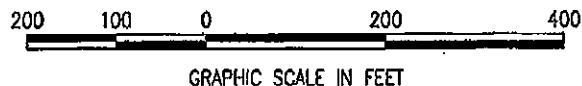
HAMANAMANA AND KALAOA 1st-4th, NORTH KONA, ISLAND OF HAWAII, HAWAII
 TAX MAP KEY: (3RD DIV.) 7-3-043: portion 003

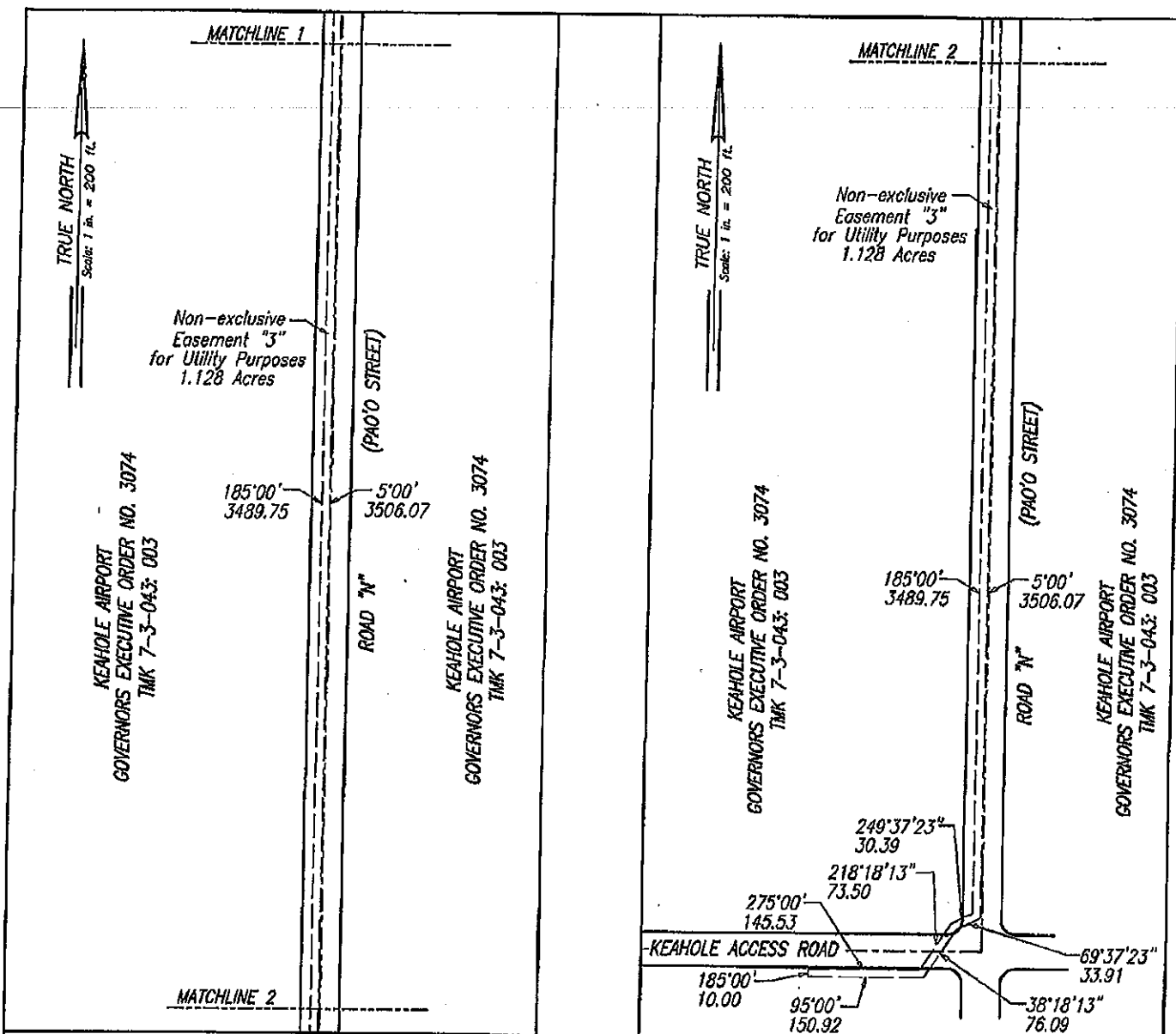
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**NON-EXCLUSIVE EASEMENT "3" FOR UTILITY PURPOSES
AFFECTING KEAHOLE AIRPORT,
GOVERNOR'S EXECUTIVE ORDER 3074
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HAMANAMANA AND KALAOA 1st-4th, NORTH KONA, ISLAND OF HAWAII, HAWAII
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